

**Historic Zoning Commission
Called Meeting Minutes
March 19, 2014**

The Historic Zoning Commission held a called meeting on March 19, 2014 at 4:00 p.m. in the City Commission Chambers at the Municipal and Safety Building.

Members Present

Sam Fullen
Sheila Cox
Liz Biosca

Staff Present

Jessica Harmon, Planner
William Ryder, Intern

Members Absent

Valda Jones
Greg Cox
Tom Mozen

Also Present

Aleania Smith
Laurel Farrell
Holly Booksh

Chairman Biosca called the meeting to order at 4:00 p.m. and a quorum was present

The first item on the agenda was the consideration of Certificate of Appropriateness #2014-123 for the installation of a new awning and metal facing for property located at 247/249 E. Main Street.

Chairman Biosca introduced the item then the property owners gave a description of the work they are proposing to do. They stated that they had received previous approval from the HZC to remove the very large deteriorated awning that was in place to see what material was behind it. Since that approval, they had put back up an awning that was the same in size since there was no usable material behind the old one. The awning has since come down due to weather. The petitioners expressed that they have not been able to find a contractor who would be willing to remove the concrete and plywood to see if any usable material lies behind it due to the potential for the rest of the façade falling due to water damage. Commissioner Fullen expressed concern over allowing something to go back up on a building that contractors are afraid to touch due to the structural soundness.

Commissioner Biosca asked about the colors of the proposed materials and the property owners state that the metal they are proposing to use will be burgundy and the awning will be a tan textured awning.

The petitioners stated that this is all that they could financially do to improve the look of their building and that they had received a couple of brick quotes that were too costly for them. The commissioners reiterated that the Design Guidelines clearly state that brick was the traditional building material of choice and should continue to be used.

There was some question from the property owners as to why other buildings downtown have other façade materials that don't include brick. Staff pointed out that Historic Zoning in the Downtown has only been around since approximately 2001 and that the district was just recently expanded to include more property. This is why there is a varying degree of inappropriate

building materials as of now. However, it is not staffs prerogative to use these properties as examples of good historic renovations since they occurred without Historic Zoning Commission approval.

Commissioner Cox suggested that if cost was an issue to these property owners, they might want to consider not doing the awning at this time and using that money towards bricking the façade. Staff also pointed out that there was a provision in the Zoning Code relating to Economic Hardship, should their application get denied.

All the Commissioners expressed their understanding of the position the property owners are in and that they want to help but it is their role to use the Design Guidelines in making decisions. Commissioner Fullen expressed that he would like to have more time to evaluate the project and do some work on his own as well as that he would like to see the bids that they have acquired for brickwork.

It was expressed that the full Commission would be at the regular meeting on the 25th of March and that those present would really like to have the input of the rest of the Commission on the matter.

MOTION: Fullen
SECOND: S. Cox

To defer action on Certificate of Appropriateness #2014-123
until the regularly scheduled meeting on March 25, 2014.

VOTE: Approved 3-0

A discussion then ensued about the Historic Zoning Commission taking an active role in reviewing the applications that are received for appointments to the board prior to them being taken to the City Commission for a vote.

There being no other business, the meeting adjourned at 5:03 p.m.

APPROVED:

Liz Biosca, Chairman

